145.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,500 / 766,500
					USE VALUE:	766,500 / 766,500
					ASSESSED:	766,500 / 766,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEWMAN PATRICIA B & JOSEPH P	
Owner 2:	TRS/ PATRICIA B NEWMAN	
Owner 3:	REVOCABLE TRUST	
Street 1:	176 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	NEWMAN JOSEPH P--ETAL -
Owner 2:	NEWMAN PATRICIA B -
Street 1:	176 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1922 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	320,300	3,400	442,800	766,500
Total Card	0.102	320,300	3,400	442,800	766,500
Total Parcel	0.102	320,300	3,400	442,800	766,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.80 | /Parcel: 398.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	95159
GIS Ref	
GIS Ref	
Insp Date	12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,300	3400	4,450.	442,800	766,500	766,500	Year End Roll	12/18/2019
2019	101	FV	244,700	3400	4,450.	415,100	663,200	663,200	Year End Roll	1/3/2019
2018	101	FV	244,700	3400	4,450.	343,200	591,300	591,300	Year End Roll	12/20/2017
2017	101	FV	244,700	3400	4,450.	315,500	563,600	563,600	Year End Roll	1/3/2017
2016	101	FV	244,700	3400	4,450.	287,800	535,900	535,900	Year End	1/4/2016
2015	101	FV	230,700	3400	4,450.	282,300	516,400	516,400	Year End Roll	12/11/2014
2014	101	FV	230,700	3400	4,450.	262,400	496,500	496,500	Year End Roll	12/16/2013
2013	101	FV	230,700	3400	4,450.	249,600	483,700	483,700		12/13/2012

!11344!

PRINT

Date	Time
12/11/20	01:31:34

LAST REV

Date	Time
01/18/18	07:45:36
ekelly	
11344	

USER DEFINED

Prior Id # 1:	95159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWMAN JOSEPH P	54556-384		4/16/2010	Family	99	No	No		
	16940-129		4/1/1986		177,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2017	1547	Redo Bat	13,000	C				
6/23/2006	512	Redo Kit	35,000			G8	GR FY08	GUT KIT / REAR POR

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Measured	336	PATRIOT
4/25/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA: 0.10216 | Total SF/SM: 4450 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 442,800 | Spl Credit | Total: 442,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30217385
Const Adj.:	0.99495000
Adj $ / SQ:	168.428
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393514
Depreciation:	73194
Depreciated Total:	320320

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

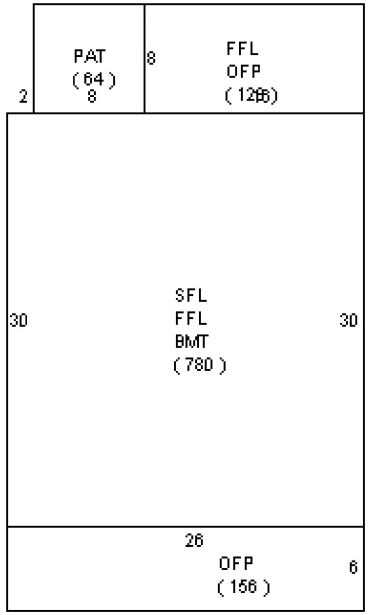
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.43
Special Features:	0	Val/Su Net:	116.98
Final Total:	320300	Val/Su SzAd	198.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	168.430	152,932
BMT	Basement	780	63.670	49,659
SFL	Second Floor	702	168.430	118,236
OFP	Open Porch	284	22.200	6,304
PAT	Patio	64	5.970	382

Net Sketched Area:	2,738			Total:	327,513
Size Ad	1610	Gross Are	2816	FinArea	1922

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1924	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400